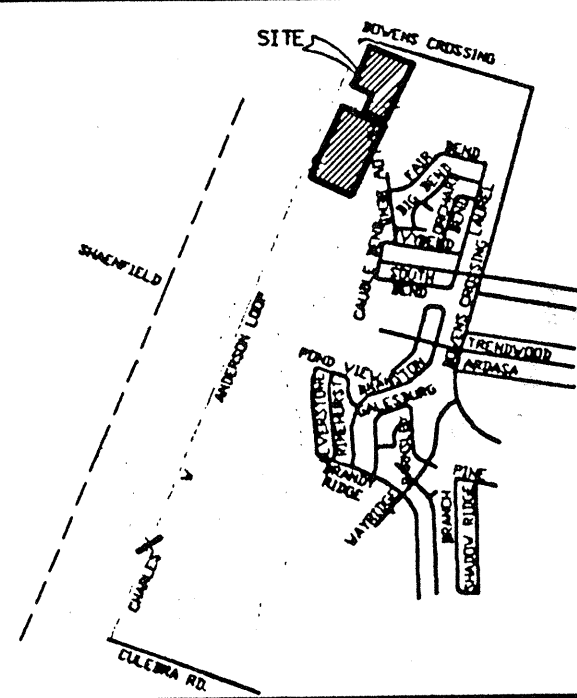


02 APR - 9 PM 3:40



LOCATION MAP

N.T.S.

SCALE: 1" = 100' PLAN HAS BEEN ACCEPTED BY

COSA *[Signature]*
4-8-02 (date) 178 (number)

If no plats are filed, plan will expire

On 10-8-02

1st plat filed on

LEGEND

PROJECT BOUNDARY

PROJECT SUMMARY:

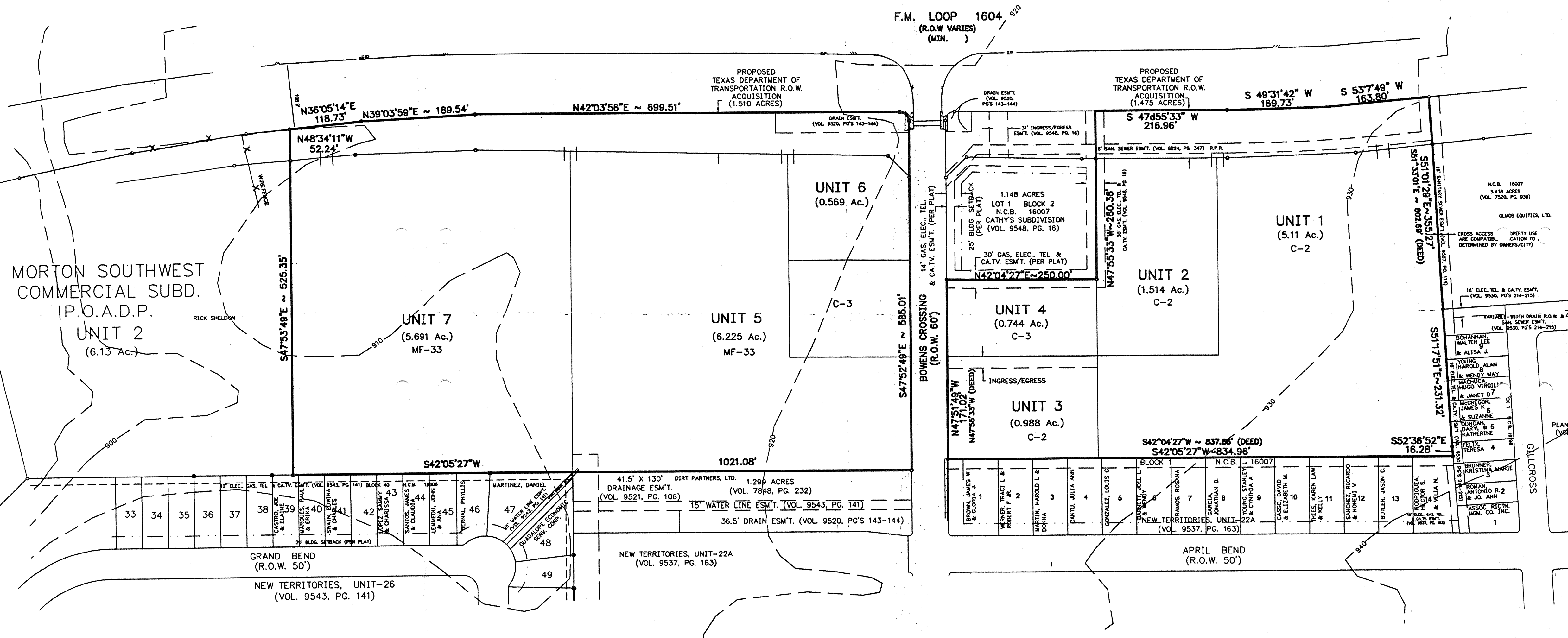
TOTAL AREA = 20.841 Ac.
UNIT 1 = 5.11 Ac.
UNIT 2 = 1.514 Ac.
UNIT 3 = 0.988 Ac.
UNIT 4 = 0.744 Ac.
UNIT 5 = 6.225 Ac.
UNIT 6 = 0.569 Ac.
UNIT 7 = 5.691 Ac.

UTILITIES:

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
TELEPHONE: S.W. BELL TELEPHONE CO.
ELECTRIC: CITY PUBLIC SERVICE

GENERAL NOTES:

UNIT 1 = EXIST. ZONING C-2
UNIT 2 = EXIST. ZONING C-2
UNIT 3 = EXIST. ZONING C-2
UNIT 4 = EXIST. ZONING C-3
UNIT 5 = EXIST. ZONING MF-33/C-3
UNIT 6 = EXIST. ZONING C3
UNIT 7 = EXIST. ZONING MF-33



BOWENS CROSSING COMMERCIAL SUBDIVISION PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS

LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250
TEL: (210) 681-2951
FAX: (210) 523-7112
URL: WWW.MWCUDE.COM

DRAWN BY: MEE DATE: 1/9/01
CHECKED BY: S.L.V. JOB NO.: 105455

| DATE | REVISION |
|---------|-----------------|
| 3/9/01 | CITY REDLINES |
| 3/27/02 | DRIVEWAYS ADDED |
| | |
| | |

SHEET
1 OF 1

VRP#02-16-117



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 12 PM 4:06

Permit File: # VRP#02-06-117

Assigned by city staff

Date: 6/12/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Earl & Brown, P.C. on behalf of First City Properties
2. Address: 111 Soledad, Suite 1111
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address FM1604 & Bowens Crossing
5. Council District 6 ETJ Over Edward's Aquifer Recharge () yes (☒ no)

● **MASTER DEVELOPMENT PLAN (MDP) (Formally POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Bowens Crossing Commercial Subd. (POADP) # _____

Date accepted: 4/8/02 Expiration Date: None if a plat MDP Size: 20.841 acres
Date received: 3/7/01 is filed on or before 10/8/03

missing attachment

_____ Acreage: _____

_____ (ubmittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

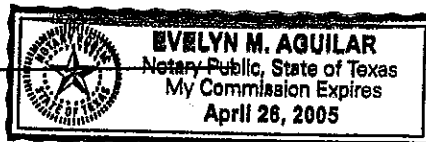
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: **Habib H. Erkan, Jr.** Signature: *[Signature]* Date: *6/12/02*

Sworn to and subscribed before me by on this *12th* day of *June* 20*02*, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____



City of San Antonio use

☒ **Approved**

☐ **Disapproved**

Review By: *[Signature]*
Assistant City Attorney

Date: *July 29, 2002*

August 17, 2001

#02-06-117

2

*Copy of application showing
Submission on 3-7-01 not included
POROP shows Submission on 4-4-02*

02 JUN 12 PM 4:10

June 12, 2002

Mr. Mike Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute
Assistant City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Re: Vested Rights Permit Application for Bowens Crossing Commercial
Subdivision Preliminary Overall Area Development Plan (POADP No.
728)

Dear Messrs. Herrera and Shute:

On behalf of our client, First City Properties, please accept this application for recognition of vested rights for the above referenced property.

The basis for this vested rights permit application is the application for the Morton Southwest Commercial Subdivision Preliminary Overall Area Development Plan which was submitted to the City of San Antonio on **March 7, 2001**. The Preliminary Overall Area Development Plan was subsequently assigned POADP No. 728 by the City's Department of Planning. POADP No. 728 was approved on April 8, 2002.

My review of the aforementioned documents has led me to conclude that this property is entitled to the recognition of vested rights as of **March 7, 2001** (the date of submittal) under Texas Local Government Code Chapter 245 and Unified Development Code Article 7 Division 2. I am confident that after you have had an opportunity to review this matter you shall reach the same conclusion and issue the requested permit acknowledging this properties vested rights.

Enclosed herewith please find a check for \$160.00 to cover the costs of processing this application. In addition, please find two (2) copies of the following:

1. Exhibit A - Vested Rights Permit Application dated June 12, 2002; and
2. Exhibit B - POADP No. 728, which shall also serve as a site map of the property.



Mr. Mike Herrera

Mr. Tom Shute

June 12, 2002

Page 2

Please do not hesitate to contact the undersigned should you have any questions regarding this matter.

Sincerely,
EARL & BROWN, P.C.

By: 

Habib H. Erkan, Jr.

f:4105.007/herrerashute ltr.doc

Enclosures

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUN 12 PM 4:10



EARL & BROWN P.C.
A PROFESSIONAL CORPORATION
111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 78205

2027

PAY
TO THE
ORDER OF

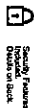
DATE

6/12/12

32-6153
1110

\$ 100.00

DOLLARS



| | | | | | |
|-------------------------------------|--|--|--|--|--|
| City of San Antonio | | | | | |
| For Brown's Crossing NE Application | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

[Signature]

⑈002027⑈ ⑆111000614⑆

⑆566699680⑆